

**SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Request for special exception for the permanent placement of a replacement mobile home in the A-5 (Rural Zoning District) at 2071 Squirrel Run; (Joerg & Monica Whitehead, applicants).

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Kathy Fall **CONTACT:** Kathy Fall **EXT.** 7444

**Agenda Date** 04-24-06 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

**MOTION/RECOMMENDATION:**

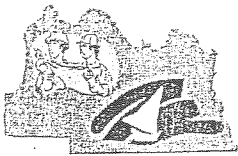
1. **APPROVE** the request for special exception for the permanent placement of a replacement mobile home in the A-5 (Rural Zoning District) at 2071 Squirrel Run; (Joerg & Monica Whitehead, applicants); or
2. **DENY** the request for special exception for the permanent placement of a replacement mobile home in the A-5 (Rural Zoning District) at 2071 Squirrel Run; (Joerg & Monica Whitehead, applicants); or
3. **CONTINUE** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicants:	Joerg & Monica Whitehead														
	Location:	2071 Squirrel Run														
	Zoning:	A-5 (Rural Zoning District)														
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"><li>• The applicant is requesting the permanent placement of a 2006 double wide mobile, where mobile homes are allowed only by special exception.</li><li>• A special exception was granted in 1979 for the 3 year placement of a mobile home. Currently there is an existing 1982 single wide mobile home on the property.</li></ul>															
<b>ZONING &amp; FLU</b>	<table><tr><th>Direction</th><th>Existing Zoning</th><th>Existing FLU</th><th>Use of Property</th></tr><tr><td>Site</td><td>A-5</td><td>Rural Zoning</td><td>Mobile Home (1983)</td></tr><tr><td>North</td><td>A-5</td><td>Rural Zoning</td><td>Single Family</td></tr></table>				Direction	Existing Zoning	Existing FLU	Use of Property	Site	A-5	Rural Zoning	Mobile Home (1983)	North	A-5	Rural Zoning	Single Family
Direction	Existing Zoning	Existing FLU	Use of Property													
Site	A-5	Rural Zoning	Mobile Home (1983)													
North	A-5	Rural Zoning	Single Family													

				(1982)
	South	A-5	Rural zoning	Single Family (1981)
	East	A-5	Rural zoning	Mobile Home (1984 for 3 years)
	West	A-1	Agriculture	Vacant
<b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</b>	<p>The Board of Adjustment (BOA) shall have the power to hear and decide special exceptions it is specifically authorized to pass under the terms of the land development code upon determination the use requested:</p> <p><b><u>Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area:</u></b></p> <p>Available records indicate that the majority of the surrounding parcels in the immediate vicinity have mobile homes or "conventional" single family homes. Recently, in the past two years, there has been several mobile homes granted permanent placement or lifetime of the mobile home in the surrounding area. These mobile homes have been new double wide mobile home with "conventional" single family home design standards.</p> <p><b><u>Does not have an unduly adverse effect on existing traffic patterns, movements and volumes:</u></b></p> <p>Since the proposed use is a single-family unit that would not be highly intensive in nature, staff does not believe it would adversely impact adjoining transportation facilities.</p> <p><b><u>Is consistent with the Seminole County Vision 2020 comprehensive plan:</u></b></p> <p>The request would be consistent with the trend of low-density single-family land use, established in this area.</p> <p><b><u>Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification:</u></b></p> <p>The subject property is A-5 acre parcel does meet the minimum requirements of the zoning classification.</p>			

	<p><b><u>Will not adversely affect the public interest:</u></b></p> <p>The surrounding area has historically consisted of mobile homes, conventional home and vacant land. The requested mobile home will replace an existing 1982 single wide mobile home with a 2006 double wide mobile home.</p>
<p><b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 (AGRICULTURE DISTRICT); LDC SECTION 30.104(a)</b></p>	<p>The BOA may permit any use allowed by special exception in the A-5 (Rural Zoning Classification) upon making findings of fact, in addition to those required by section 30.43(b)(2) of the land development code, that the use:</p> <p><b><u>Is consistent with the general zoning plan of the A-5 (Agriculture classification district):</u></b></p> <p>The proposed use is allowed only by special exception in the A-5 district. The proposed mobile home would be required to comply with the siting standards enumerated in section 30.1401 of the land development code, which are intended to minimize potential incompatibility with nearby conventional single-family homes as follows:</p> <ul style="list-style-type: none"> <li>○ The mobile home shall have safe and convenient vehicular access.</li> <li>○ The mobile home shall be required to conform to applicable codes, which include standards for installation, anchoring, utility accessibility, and skirting.</li> </ul> <p><b><u>Is not highly intensive in nature:</u></b></p> <p>The request is not highly intensive in nature, as the proposed mobile home would only be permitted for single-family occupancy.</p> <p><b><u>Has access to an adequate level of urban services such as sewer, water, police, schools and related services:</u></b></p> <p>The subject property is served by on-site septic and well systems. other county services, including schools and emergency services, are also available to the site.</p>
<p><b>MOBILE HOME AS A SPECIAL EXCEPTION IN THE A-5; LDC SECTION 30.103</b></p>	<p>A mobile home may be permitted as a special exception on a lot or parcel of record in the A-5 (Rural Zoning classification), subject to the previously referenced mobile home siting standards in section 30.1401 of the land development code.</p>
<p><b>STAFF</b></p>	<p>Based on the stated findings, staff recommends the</p>

<b>RECOMMENDATION:</b>	<p>permanent placement of the existing mobile home based upon the following conditions that are consistent with the recent mobile home approvals in the immediate area:</p> <ul style="list-style-type: none"><li>• Only one (1) single-family mobile home unit shall occupy the site, as shown on the proposed site plan;</li><li>• The mobile home shall be a 2006 or newer double wide mobile home;</li><li>• Shingled roof, vinyl siding, skirting and other “conventional home” design conditional deemed appropriate by the Board of Adjustment;</li><li>• The existing mobile home shall otherwise conform to applicable building codes, including standards for anchoring, utility accessibility and skirting.</li></ul>
------------------------	--



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
1101 EAST FIRST STREET  
SANFORD, FL 32771  
(407) 665-7444 PHONE (407) 665-7900 FAX  
APPL. NO. BM 2006-018

RECEIVED JUN 1 2006  
RECEIVED JUN 1 2006

RECEIVED JUN 1 2006  
COPY

### APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

#### APPLICATION TYPE:

- ☐ **VARIANCE**
- ☐ **SPECIAL EXCEPTION** Permanant Placement of a 2006 Double wide mobile home
- ☐ **LIMITED USE**
- ☐ ☐ SF DWELLING UNDER CONSTRUCTION ☐ MEDICAL HARDSHIP  
☐ NIGHT WATCHMAN ☐ FAMILY HARDSHIP  
☒ YEAR OF MOBILE HOME / RV (EXISTING 1982) (PROPOSED 2006)  
☐ SIZE OF MOBILE HOME / RV ☐ TIME NEEDED  
☐ PLAN TO BUILD ☐ YES ☐ NO IF SO, WHEN
- ☐ **APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	<u>Monica Whitehead</u>	<u>Joerg Whitehead</u>
ADDRESS	<u>2071 Squirrel Run</u> <u>Geneva, FL 32732</u>	
PHONE 1	<u>(407) 349-1438 (H#)</u>	
PHONE 2	<u>N#(407) 834-2526 (C#) 407 547-6602</u>	<u>(C#) 321 689-5342</u>
E-MAIL		

PROJECT NAME: \_\_\_\_\_

SITE ADDRESS: 2071 Squirrel Run Geneva, FL 32732

CURRENT USE OF PROPERTY: Residence

LEGAL DESCRIPTION: LEG SEC 17 TWP 20S RGE 32E W 1/2 OF S 1/2  
OF N 1/2 OF SW 1/4

SIZE OF PROPERTY: 5 acre(s) PARCEL I.D. 17-20-32-300-010A-0000

UTILITIES: ☐ WATER ☒ WELL ☐ SEWER ☒ SEPTIC TANK ☐ OTHER \_\_\_\_\_

KNOWN CODE ENFORCEMENT VIOLATIONS \_\_\_\_\_

IS PROPERTY ACCESSIBLE FOR INSPECTION ☒ YES ☐ NO

This request will be considered at the Board of Adjustment regular meeting on 6/19/06  
(mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

Monica Whitehead 6-19-06  
SIGNATURE OF OWNER OR AGENT\* DATE

\* Proof of owner's authorization is required with submittal if signed by agent.

**ADDITIONAL VARIANCES**

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

**APPEAL FROM BOA DECISION TO BCC****APPELLANT INFORMATION**

NAME

ADDRESS

PHONE 1

PHONE 2

E-MAIL

NATURE OF THE APPEAL

APPELLANT SIGNATURE

**FOR OFFICE USE ONLY**

PROCESSING:

FEE(S): 185.00

COMMISSION DISTRICT

FLU / ZONING

A-5 / R-5

BCC HEARING DATE (FOR APPEAL)

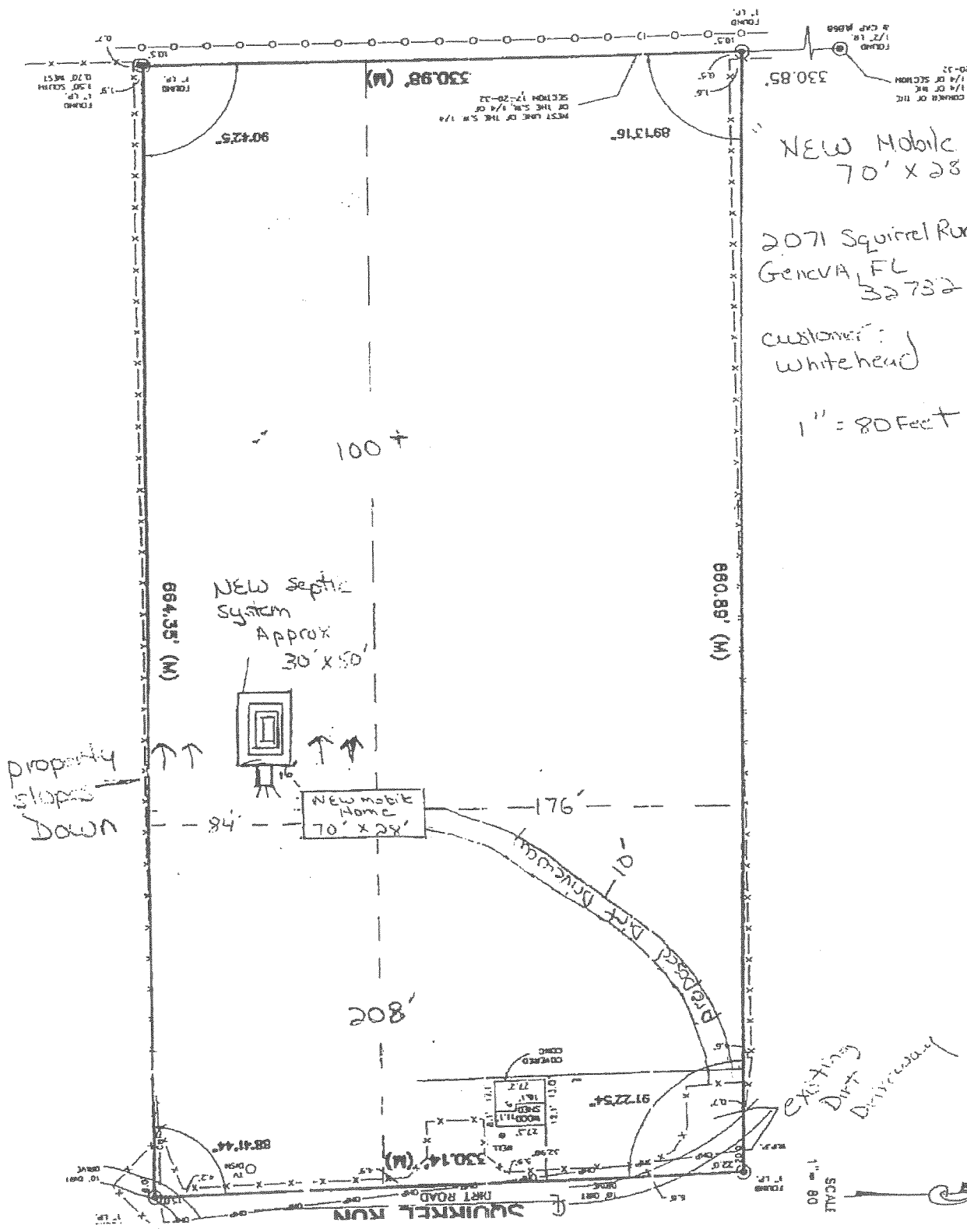
LOCATION FURTHER DESCRIBED AS

PLANNING ADVISOR

DATE

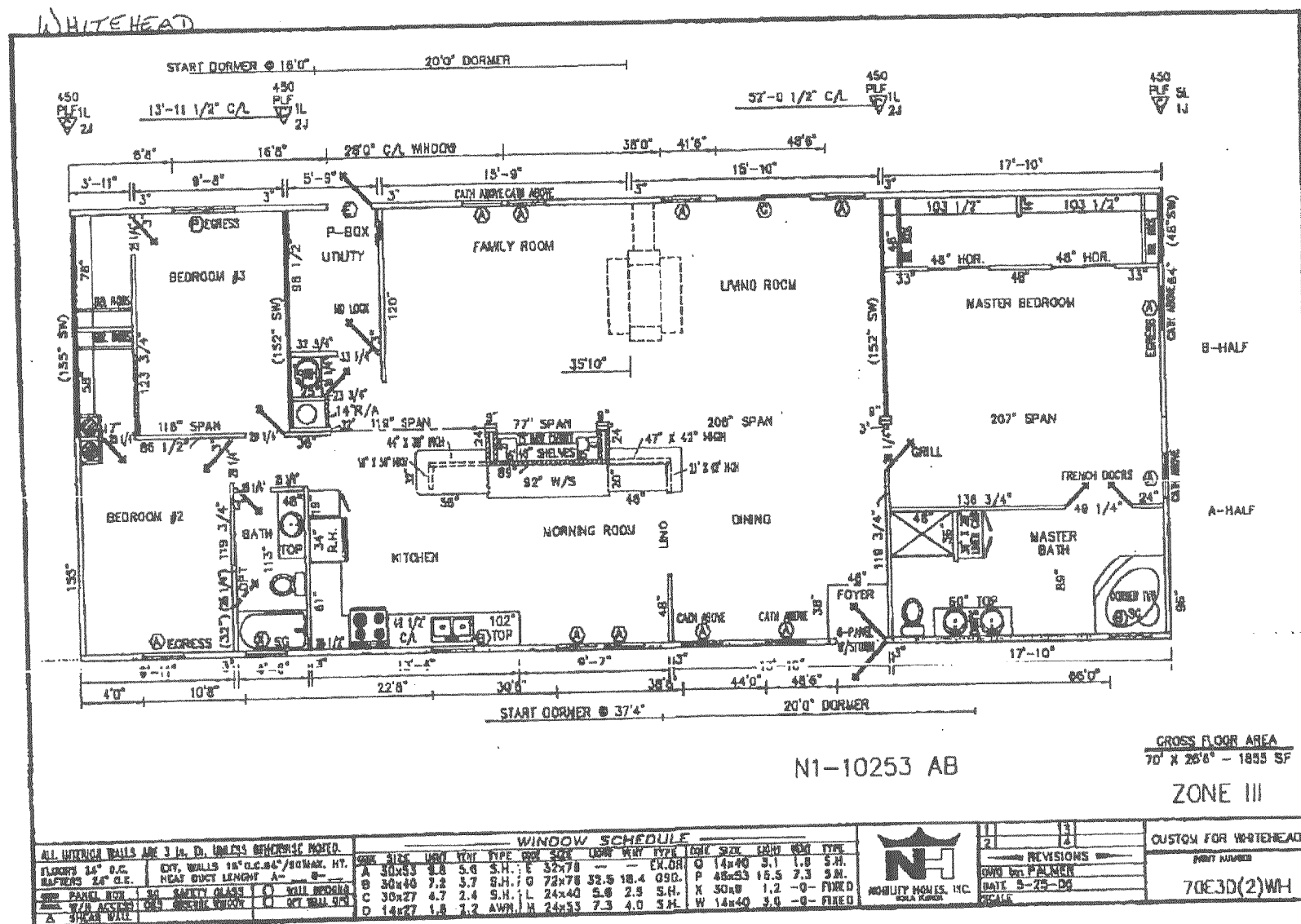
SUFFICIENCY COMMENTS

- LEGEND:**
- CONCRETE
  - SET 1/2" REBAR & CAP PSM # 5567
  - FOUND PROPERTY CORNER
  - FOUND 4" x 4" CONCRETE MONUMENT
  - CHBRC
  - LAND SURVEYOR
  - MEASURED
  - PLAT
  - PERMANENT REFERENCE MONUMENT
  - RIGHT OF WAY
  - IRON ROD
  - IRON PIPE
  - CONCRETE MONUMENT
  - FORSHED FLOOR ELL
  - CONCRETE
  - CONCRETE BLOCK
  - WOOD FRAME
  - COVERED
  - WATER METER
  - WOOD POWER POLE
  - CONC. POWER POLE
  - APC
  - WPP
  - WAT
  - COV.
  - WELT
  - WELL
  - WATER VALVE
  - FIRE HYDRANT
  - CENTERLINE
  - BUILDING SETBACK LINE
  - 4" WOOD FENCE
  - 6" WOOD FENCE
  - ELECTRIC FENCE
  - OVERHEAD POWER LINES



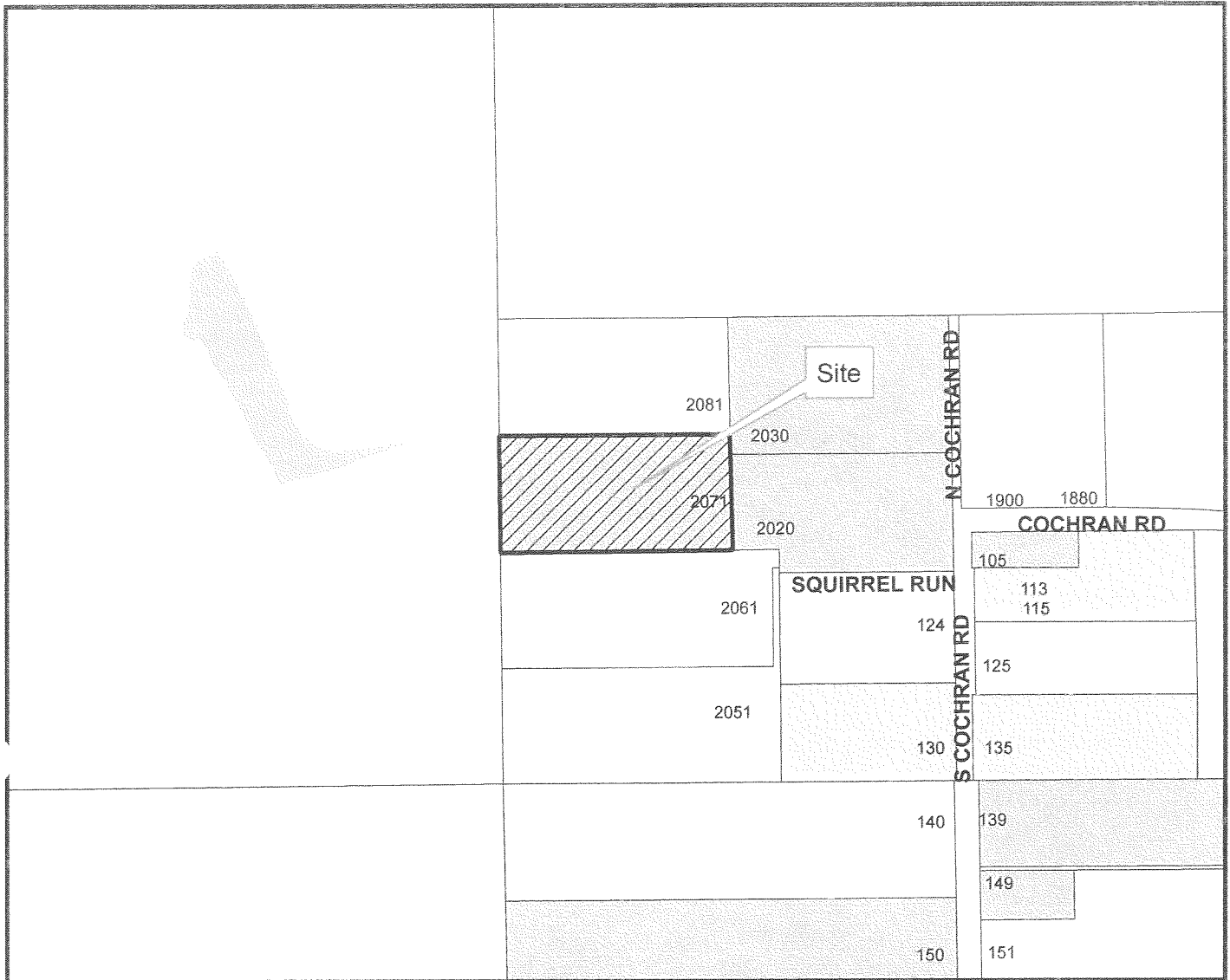
The West 1/2 of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Section 17, Township 20 South, Range 32 East, Public Records of Seminole County, Florida. Subject to an Easement over and across the East 15 feet for Road right-of-way.

**BOUNDARY SURVEY**





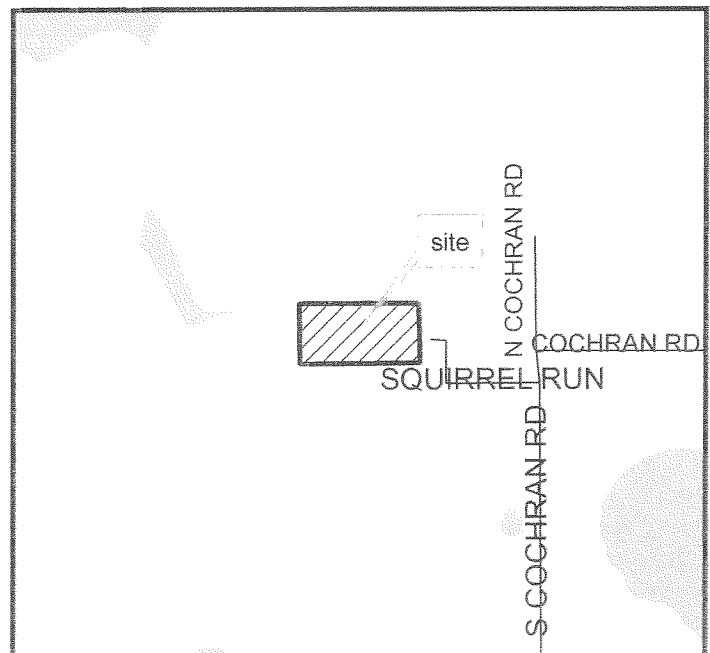
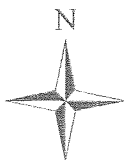
Joerg Whitehead  
2071 Squirrel Run  
Geneva, FL 32732



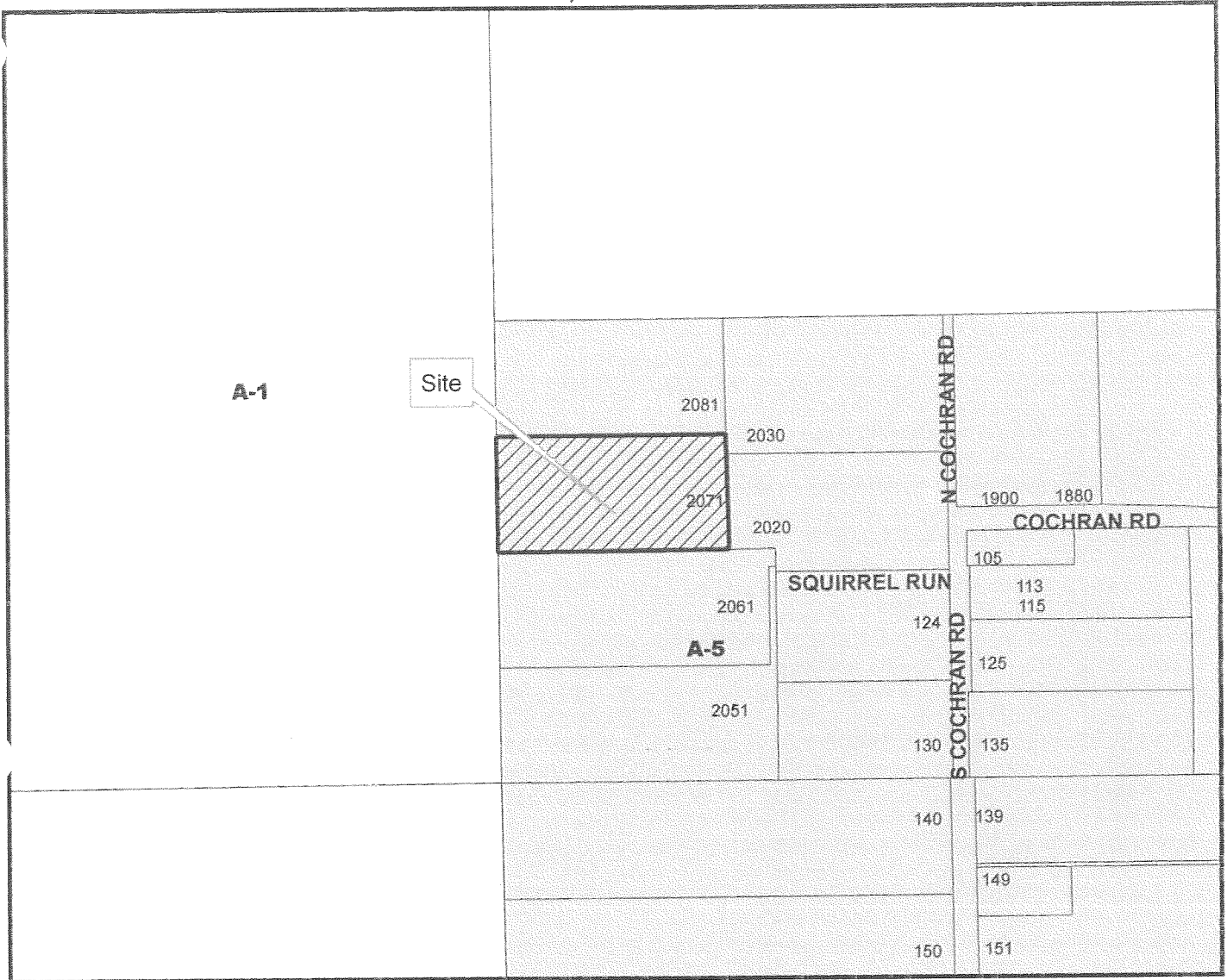
Seminole County Board of Adjustment  
July 24, 2006  
Case: BM2006-018  
Parcel No: 17-20-32-300-010A-0000

**Zoning**

-  BM2006-018
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home






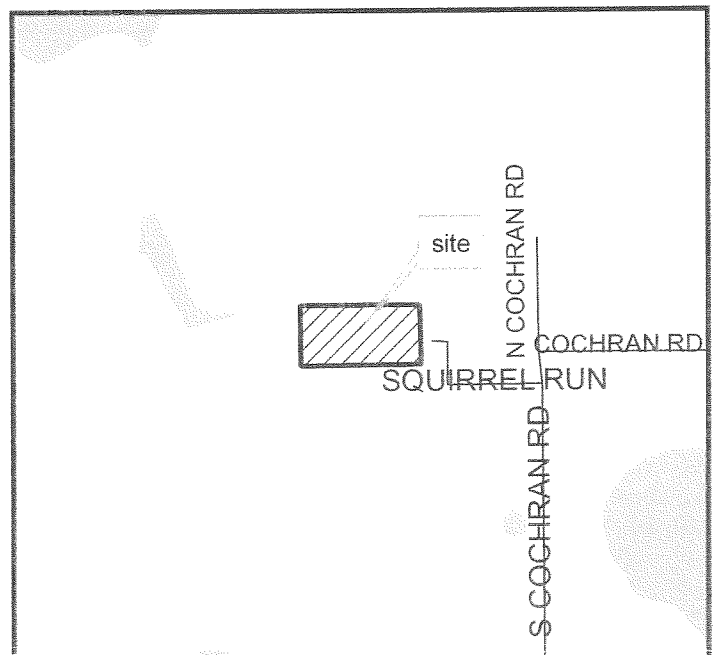
Joerg Whitehead  
2071 Squirrel Run  
Geneva, FL 32732

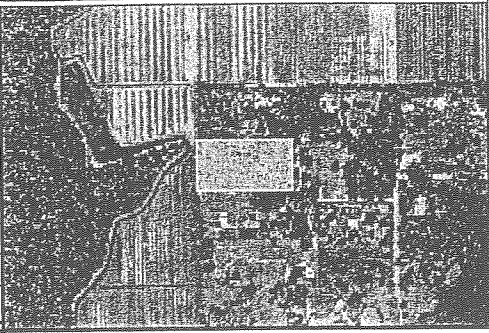


Seminole County Board of Adjustment  
July 24, 2006  
Case: BM2006-018  
Parcel No: 17-20-32-300-010A-0000

### Zoning

-  BM2006-018
-  A-1
-  A-5



<b>PARCEL DETAIL</b>  DAVID JOHNSON, CFA, ASA <b>PROPERTY APPRAISER</b> SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506		<table border="1"> <tr> <td>9A</td> <td>9</td> <td>13F</td> </tr> <tr> <td>10A</td> <td>10</td> <td></td> </tr> <tr> <td>11</td> <td>12A</td> <td>13E</td> </tr> <tr> <td>11A</td> <td>12</td> <td>13C</td> </tr> <tr> <td></td> <td></td> <td>13D</td> </tr> <tr> <td colspan="2">5A</td> <td></td> </tr> </table>	9A	9	13F	10A	10		11	12A	13E	11A	12	13C			13D	5A																												
9A	9	13F																																												
10A	10																																													
11	12A	13E																																												
11A	12	13C																																												
		13D																																												
5A																																														
<b>GENERAL</b> Parcel Id: 17-20-32-300-010A-0000 Owner: WHITEHEAD JOERG E & MONICA R Mailing Address: 2071 SQUIRREL RUN City,State,ZipCode: GENEVA FL 32732 Property Address: 2071 SQUIRREL RUN GENEVA 32732 Subdivision Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD Dor: 02-MOBILE/MANUFACTURED			<b>2006 WORKING VALUE SUMMARY</b> Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$57,741 Land Value (Market): \$90,000 Land Value Ag: \$0 Just/Market Value: \$147,741 Assessed Value (SOH): \$63,163 Exempt Value: \$25,000 Taxable Value: \$38,163 Tax Estimator																																											
<b>SALES</b> <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>03/1997</td> <td>03217</td> <td>0567</td> <td>\$58,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>12/1996</td> <td>03217</td> <td>0564</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>FINAL JUDGEMENT</td> <td>10/1996</td> <td>03140</td> <td>0970</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>02/1980</td> <td>01265</td> <td>1143</td> <td>\$18,900</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> Find Comparable Sales within this Subdivision			Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	03/1997	03217	0567	\$58,000	Improved	Yes	QUIT CLAIM DEED	12/1996	03217	0564	\$100	Improved	No	FINAL JUDGEMENT	10/1996	03140	0970	\$100	Improved	No	WARRANTY DEED	02/1980	01265	1143	\$18,900	Vacant	No	<b>2005 VALUE SUMMARY</b> Tax Value(without SOH): \$1,367 2005 Tax Bill Amount: \$595 Save Our Homes (SOH) Savings: \$772 2005 Taxable Value: \$36,323 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS								
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																																								
WARRANTY DEED	03/1997	03217	0567	\$58,000	Improved	Yes																																								
QUIT CLAIM DEED	12/1996	03217	0564	\$100	Improved	No																																								
FINAL JUDGEMENT	10/1996	03140	0970	\$100	Improved	No																																								
WARRANTY DEED	02/1980	01265	1143	\$18,900	Vacant	No																																								
<b>LAND</b> <table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>ACREAGE</td> <td>0</td> <td>0</td> <td>5.000</td> <td>18,000.00</td> <td>\$90,000</td> </tr> </tbody> </table>			Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	5.000	18,000.00	\$90,000	<b>LEGAL DESCRIPTION</b> LEG SEC 17 TWP 20S RGE 32E W 1/2 OF S 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4																															
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																																									
ACREAGE	0	0	5.000	18,000.00	\$90,000																																									
<b>EXTRA FEATURE</b> <table border="1"> <thead> <tr> <th>Description</th> <th>Year Blt</th> <th>Units</th> <th>EXFT Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>MOBILE HOME</td> <td>1984</td> <td>1,440</td> <td>\$53,914</td> <td>\$69,120</td> </tr> <tr> <td>MH A/C PKG</td> <td>1984</td> <td>1,440</td> <td>\$1,404</td> <td>\$1,800</td> </tr> <tr> <td>WOOD SCREEN PORCH</td> <td>1984</td> <td>192</td> <td>\$576</td> <td>\$1,440</td> </tr> <tr> <td>WOOD PORCH</td> <td>1984</td> <td>168</td> <td>\$403</td> <td>\$1,008</td> </tr> <tr> <td>WOOD CARPORT W/SLAB</td> <td>1984</td> <td>351</td> <td>\$772</td> <td>\$1,931</td> </tr> <tr> <td>WOOD UTILITY BLDG</td> <td>1984</td> <td>192</td> <td>\$461</td> <td>\$1,152</td> </tr> <tr> <td>WOOD UTILITY BLDG</td> <td>1984</td> <td>88</td> <td>\$211</td> <td>\$528</td> </tr> </tbody> </table>							Description	Year Blt	Units	EXFT Value	Est. Cost New	MOBILE HOME	1984	1,440	\$53,914	\$69,120	MH A/C PKG	1984	1,440	\$1,404	\$1,800	WOOD SCREEN PORCH	1984	192	\$576	\$1,440	WOOD PORCH	1984	168	\$403	\$1,008	WOOD CARPORT W/SLAB	1984	351	\$772	\$1,931	WOOD UTILITY BLDG	1984	192	\$461	\$1,152	WOOD UTILITY BLDG	1984	88	\$211	\$528
Description	Year Blt	Units	EXFT Value	Est. Cost New																																										
MOBILE HOME	1984	1,440	\$53,914	\$69,120																																										
MH A/C PKG	1984	1,440	\$1,404	\$1,800																																										
WOOD SCREEN PORCH	1984	192	\$576	\$1,440																																										
WOOD PORCH	1984	168	\$403	\$1,008																																										
WOOD CARPORT W/SLAB	1984	351	\$772	\$1,931																																										
WOOD UTILITY BLDG	1984	192	\$461	\$1,152																																										
WOOD UTILITY BLDG	1984	88	\$211	\$528																																										
<b>NOTE:</b> Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.																																														

6-19-06

To whom it may concern:

Please consider our application for placement of a permanent mobile home on our property at 2071 Squirrel Run in Geneva. We have been living in a mobile home that was already on the property at the time we purchased it. It is a very old home in need of replacement. Unfortunately, we are unable to afford building a home, so we decided to get a new mobile home to replace it with. On March 4, 2006, we signed papers at Prestige Homes in Tavares, & the proposed bank loan papers. We were told by Prestige & the bank (Riverside Bank) that the 1<sup>st</sup> closing should be within 30 days & everything completed & into our new home in 90 days. Long story short; we didn't do the 1<sup>st</sup> closing until June 2, 2006. Two days after that, we were contacted by Prestige to let us know that they wouldn't be able to build the home we ordered (& that they had DK'd up until this point). After much difficulty & my husband working with the engineers, we accepted some changes that had to be made. Because of promises made to us, time frames, etc. My mom has had to change plane tickets twice (she was going to help us settle into the new house.), our many rescued pets are having to be boarded in a vet clinic because we never know if or when someone will be needing access to the property, we've had to continue to pay on a storage unit, etc. Prestige's salesmen said to me on 6-16-06, when I called to complain about this 'atest holdup was "what are you bustin' my chops for?!" & the it's the county's fault, not ours. I could obviously go on & on, but the bottom line is that we're desperate & we want our pets to come home too. I appreciate greatly any help you may be able to provide.

Thank you,  
Cynthia M. [unclear] [unclear]

To Whom it may concern:

I realized some very important information was left out of my statement as to why we should be considered as quickly as possible for our application of a permanent mobile home on our property at 2011 Squirrel Run, Geneva. It has come to our attention that Prestige homes has already completed our new house & it's just sitting in one of their warehouses. We are also already paying the Mortgage on the new mobile home. Please help us to get into our new home as quickly as possible. I appreciate any help you can give us. Thank you for your consideration.

Most Sincerely

Monica Whitehead

Monica Whitehead

Petition in favor of permanent placement  
of new mobile home at 2071 Squirrel Run  
Geneva, FL 32732. Property of Monica & Joerg  
Whitehead

1. 2061 Squirrel Run, Geneva, FL 32732

John Guerra  
Guerrina

2. 2081 Squirrel Run Mark & Rebecca Rothermel  
Rebecca Rothermel

*[Signature]*

3. 2020 Squirrel Run Cathy Davenport  
Cathy Davenport

4. 2030 Squirrel Run Frank Ishie

*Frank Ishie*

5. 2051 Squirrel Run Lamar "Buddly" Stokes Jr.

Lamar Stokes Jr

BOBBY H. EDWARDS

~~Robert D. Berry~~

~~543 Willow Way~~

~~Winter Springs, Fla.~~

~~32707~~ 2638 MYRTLE AVE.

SANFORD, FLA.

32771

W 1/2 of S 1/2 of N1/2  
of SW 1/4 of SW 1/4 of  
SEC 17-20-32, subject  
to an easement for  
ingress & egress over  
E 15' thereof; on  
Cochran Rd.

3 Yr Permit #79-11-231 issued 11/20/79.  
PERMIT #80-03-068 issued 3/10/80 to Bobby  
Edwards as property was sold to him.